

WEST SUBCOMMITTEE AGENDA
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
August 5, 2009, 7:00 P.M.

RECEIVED
AUG 21 2009
San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER – 7:10 p.m.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership

Members Present: Kristi Mansolf, Chair; George Boggs, Dennis Grimes, Jeff Lachine, Kareen Madden

Guests: Elisa Bonilla, Hugo Bonnilla, Maria Perez-Machado, Marc Kramer, Debbie Westphal, Rick Westphal, Mark Thompson, Glenn Smith, Jeff Gan, David Ashley, John Krizan, Sheryll Givens, Daniel Vengler, Johnny Romine, Frank Pecoraro, Alice Pecoraro, Lisa Le Fors, Charles Gulotto, R. Farnsworth, Sue Farnsworth

3. ANNOUNCEMENTS

Ms. Mansolf announced that the Montecito Rd. General Plan Amendment to change the circulation element and further eliminate Montecito Rd. through the Airport was approved at the Planning Commission on July 31. The evacuation road through the grasslands north of the Airport is moving forward. The County Draft Road Standards was heard at the Planning Commission and did not get approved. There will be more meetings on this issue.

4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. P09-010, Starvation Mountain Cell Site Proposal, at 16225 Highland Trails Dr., 35 foot faux Monopine and Associated Equipment (postponed until 8-26)
6. AD 09-032, McSwain Second Dwelling Unit at 1873 Whispering Sage Lane. 1267 Sq. Ft. Residence and 607 Sq. Ft. Garage (*Taken out of Order*)
7. AD 06-060, 18421 Rangeland Rd., Westphal Project to Include a New Barn (1,760 sq ft), Mare Motel (3,360 sq ft), Covered Round Pen (7,852 sq ft) and Roofing over Runs (1,152 sq ft).

Ms. Westphal was before the RCPG last year with a project that included a large covered arena. She withdrew her application and is now proposing a development area of about half the original size. The large covered arena is gone from the new plans. The barn shown on the map is allowed and is not part of the permit. Included in the permit are a

hay storage area attached to the barn, a covered mare motel and a covered round pen. The covered round pen will offer protection from the weather. There will be 4 horse stalls on each side of the mare motel. There is also the capacity to have 8 horses in the outside area. Ms. Westphal has 12 horses. She has a dumpster for manure which will be picked up twice a week. She'll have hay deliveries once a month. The hay and manure may come through on Rangeland, or the unnamed road to the south of the property may be used. The colors will be green and tan.

Mr. Gan requested the project be story-poled like they do at the beach so neighbors can get an idea of the size of the project. He had concerns over how the property could be used or would be maintained in the future. He felt there was too much development being proposed. He asked if Ms. Westphal intended to use the property for personal or commercial use? He is concerned with potential code enforcement issues.

Ms. Westphal said story-poling did not seem unreasonable and she intended to have her own horses there.

There was a question as to whether the "O" animal designator is on the property – it is not.

There were concerns about light spilling out from the covered round pen, which would be 26 feet at the pitch and 16 feet at the eaves.

Ms. Westphal said she would not be riding after dark.

Speaker: Bob Farnsworth, Ramona Resident

Mr. Farnsworth said that the Highland Hills Estates has 90 parcels. Seventy have been built on. There are CC&R's and open space. Mr. Farnsworth didn't see how the density proposed will fit in with the area behind the gate.

Mr. Lachine had concerns over the project fitting in with the area.

Mr. Boggs said he felt the project fits in with the community and goes with the horsey atmosphere. There are many projects in Ramona that don't fit in with the character of the area. He felt this project fits into the character of this area.

MOTION: TO APPROVE AS PRESENTED AND TO SEND COMMENTS.

Upon motion made by George Boggs and seconded by Kristi Mansolf, the Motion passed 4-1-0-0-0, with Jeff Lachine voting no.

8. P09-011, 08-0094579, ER 09-09-005, Daniel's West Winery & Farmers' Market. Construction Activities Include Converting the Barn into a Winery And the Installation of a Water Tower, Sports Field, Walkways and Parking Areas. Sports Field to be Used as a Farmers' Market on Weekends. 17718

Hwy 67. Subject to Estate Development Area, Land Use Designation 17 for A70, Limited Ag Use

Sheryll Givens presented the project. The site is 4.78 acres. The existing Daniel's Market is not included in the Major Use Permit. The barn will be converted to a wine tasting room. A 10,000 sq. ft. soccer practice field for the Boys and Girls Club will be developed. There is no soccer field on the west side of town. There will be a farmers market. Vineyards will be planted throughout the site. Local wines will be promoted at the winery. There will be 102 parking spaces, signage and a water tower.

John Krizan said there are several live oaks on site that will be worked around. There will be canopy trees and windrows. An existing well will be used, not RMWD water. There will be a trellis on the side of the athletic field to shade parents and an additional staging area. The Department of Parks and Recreation want a pathway along the project on Hwy 67. There will be bioswales to capture the water onsite.

David Ashley said there 2 drainage swales, 1 at 25 cfs and 1 at 20 cfs. Both will be intercepted and there will be a riprap dissipater. Circulation within the project will be on permeable surfaces. The parking lot will be paved. There will be a detention basin.

There were questions on lighting as the area is dark at night. The sports field won't be lit. It won't be used at night or on the weekends.

Mr. Boggs asked about if the sports field would be grass or artificial turf?

Mr. Vengler plans to have grass on the sports field.

Mr. Boggs said traffic sight distance is a concern. He thought the project should only be allowed for a right turn in and right turn out. Flashing lights before the project may alert people to slow down.

Ms. Mansolf thought a right turn acceleration lane out of the project may be good as cars go fast around the curve before the project.

Ms. Perez-Machado said Caltrans is requiring 605 feet of sight distance.

Mr. Grimes asked how many grapevines were planned?

Mr. Vengler said it would be a demonstration vineyard. The farmers market hours will be around 9 to 1, or 8 to 12, or 10 to 2. He will look to use the best time. No farmers market has succeeded in Ramona. Farmers markets are a good place to buy and sell locally grown produce. For the winery, ABC rules apply and there will be zero tolerance. This is a wonderful project for Ramona. The athletic field will only be used for practice — there will be no games. At dusk, play will stop. This project will take traffic off of the streets that would be going to use these same services/facilities elsewhere. He wanted to

have a park and ride at this site. He was told he couldn't get this without there being a bus stop there. Bottles of wine will be sold, and the wine tasting will be monitored.

Mr. Lachine has concerns with the neighbors in the area and their peace and quiet. Putting in landscaping will help.

Speaker: Maria Perez-Machado, Ramona Resident

Ms. Perez-Machado turned in a petition with 43 signatures from neighbors to the project. This is a great project in the wrong area. There is no space to widen the road. This is a quiet residential area. She has concerns about having more alcohol available on the site. The project should be in a commercial area and not in a residential area. There are many residences in close proximity to the project.

Speaker: Hugo Bonillo, Ramona Resident

Mr. Bonillo said the rendering is beautiful, but the project is terrible for the neighborhood. It is hard to get in and out of the deli now. He knows Caltrans plans to make it a 4-lane road. There is so much traffic in the morning and night. This project will be 300 feet from his property. There needs to be an appropriate fence and landscaping.

Mr. Boggs said that Mr. Vengler takes care of his problems. If there are noise problems, he will take care of them. Traffic he has no control over. The right of way is there for 4 lanes.

MOTION: TO APPROVE AND TO SEND FORWARD COMMENTS, LETTERS AND PETITIONS.

Upon motion made by George Boggs and seconded by Kareen Madden, the Motion passed 3-1-1-0-0, with Jeff Lachine voting no and Kristi Mansolf abstaining.

9. P87-028W1, Highland Valley Ranch, Modification of an Existing Major Use Permit to Expand an Adult Care Facility from 16 Residents to 52 Residents, and to Add 23,252 Sq Ft to the Facility. Callen, Representative. Environmental Document. Available at:
http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html
Public Review Ends 8-31-09

Ms. Mansolf said that the project review is for the environmental document, a mitigated negative declaration. Comments should be directed to the adequacy of the environmental document.

Mr. Mark Thompson of TRS Consultants presented the project, which is a modification to an existing Major Use Permit. The site is about 25 acres. 16 patients can live at the residence facility. They are adding 4 buildings, a 2-story gym and a wastewater

treatment plant. The centerline of the road will be moved 12 feet in and the main entrance moved 150 feet to the north. The package treatment will be permitted by the RWQCB. Treatment will be to a tertiary level. There will be a circle of trees around the gym and also around the package treatment plant. They are adding 117 ADT's.

Mr. Glen Smith is a case manager at the site. He said that many of the people there were injured in the line of duty. This includes firefighters and soldiers. The place is safe and has been very successful. It is governed by the State of California for licensing, and has a good record.

Speaker: Jim Salvatore, Ramona Resident

Mr. Salvatore knew the facility was there when he bought his house. It started as a 6 bed facility and went to 16 beds. He can hear the patients screaming and yelling. He has taken people back to the facility who got out. He feels this facility is in the wrong place to grow so much. With this expansion, he feels it is getting out of hand. He is concerned that the military there are brain injured vets who are trained killers. We don't know what is going on in their heads. He doesn't want trained killers around his family. He is concerned it will continue to grow and expand. He has concerns about the sewage treatment plant.

Speaker: Frank Pecoraro, Ramona Resident

Mr. Pecoraro said that the facility can't control what they have now. This expansion should not be allowed in this neighborhood.

Speaker: Johnny Romine, Ramona Resident

Mr. Romine moved into the area in 1987. He has concerns with the holding pond and the package treatment plant. The package treatment won't remove pharmaceutical wastes. In the rainy season the site drains onto the neighboring properties. This project expansion brings a lot of density to the area. This expanded facility doesn't belong here.

Speaker: Lisa Le Fors, Ramona Resident

Ms. Le Fors said this a hospital facility, not an agricultural use, in an agricultural area. She dug down 3 feet on her property near the south border of the project, and found water. She feels the project should be denied. Highland Valley Rd. is an alternate route for Hwy 67. There will be increased traffic from workers, therapists, visitors and deliveries, fire personnel and ambulances. There were 5 visits this year from the fire department. When the fire department comes, they don't bring just one truck and they have to wait on the road for access as the gate is always closed. The entry way should be set back 40 feet to allow for trucks. This is a fire prone area. She is concerned about residents being able to evacuate safely. Ms. Le Fors asked about the southern perimeter dirt road – what purpose does it serve? When the patients get out, they go to her property. She asked the gate be removed and a fence be put in. If the easement road to

the south of the property is to be used, it should be paved. Highland Valley Rd. is a scenic road. How will this be impacted by the 30 foot tall gym? They are sequentially, expanding the use. Now they are adding a wastewater treatment plant. Mt. Woodson had one and it failed. The RMWD had to take over. The alarm system hasn't worked or been maintained for the project site. She has concerns over the odors, flies and mosquitoes from the holding pond. She has concerns with the biohazardous waste. Treating wastewater doesn't get this out of the water and it goes into the water table. The neighbors are groundwater dependent.

Ms. Mansolf asked if there were backup generators onsite in the event of a SDG&E shutoff event?

Mr. Thompson said everything must be certified for the package treatment plant. The holding pond is part of the system. All power on the site will be backed up with generators.

Ms. Madden asked about funding for the patients? She is concerned if the State is paying for care, it may get cut off.

Mr. Smith said if patients were injured in the line of work, care is paid for by workers comp. There is no funding for patients under the age of 18. Mr. Smith said care paid for the State will not be affected.

Ms. Mansolf asked about the biowaste from the drugs the patients take leaching into the water table? As Ms. Le Fors said, treating doesn't always eliminate this byproduct and there are concerns with the biowaste getting into people's groundwater.

Mr. Smith said he will check on this.

Mr. Boggs said that when the facility was owned by Neurocare, there was an unbelievable escape rate with only 6 patients. The neighbors have been given promises for stuff never done. The gym is 30 feet at the eaves. The neighbors will have to look at this. As far as landscaping, bougainvillea doesn't survive in this area due to frost and heat. He would like to see the rail fence portions of the fence removed and replaced with chain link. There is talk of paving the road to the south to 24 feet.

Mr. Thompson said that everything will go through the main entrance. The south road to the gate will only be used in an evacuation.

Mr. Boggs said if a road is put in north of the road to the south, they can get rid of the gate and put a fence along the road.

Mr. Thompson said there will be a bioswale to Highland Rd.

There was a discussion on where the 4 hydrants would be, hammerhead turnarounds and if there would be a cul de sac. Mr. Boggs said the state fire code is for 2,500 gpm. If 3 hydrants are open at one time, water pressure could be lowered.

Mr. Boggs has concerns about the package treatment plant. He asked who will run the facility? Will it be a 3rd party contractor? How often will solids be trucked off? He has concerns about the wet weather storage pond.

Mr. Thompson said the pond is sized to hold water for 84 days if there is no need to water the landscaping.

Mr. Smith said that trained killers are not taken into the facility. There are several levels of screening. They have to be accountable to licensing. Records are looked at if patients are coming from the military, and also from before going into the military. This is true of patients coming from other backgrounds. They have an evacuation plan and they practice it. There will be enough buses onsite at any time to evacuate all patients.

Mr. Thompson said there were 3 ambulance calls in 8 months. Landscaping will be used to minimize impacts to the scenic road.

Ms. Mansolf said it is reported that landscaping there now is not maintained. There are only the palm trees along the road, which don't really shield out the noise of the patients. Also, loss of agriculture is mentioned in the MND, but this area is Ag 20 where the judgment for GPA 96-03, the Ag Element Lawsuit that began in about 1996 and was settled and became law in San Diego County in 2002, determined that development would be 1 dwelling unit per 10 acres specifically in this area. The project expansion does not seem to be consistent with this judgment

MOTION: ALL THE CONDITIONS AND REQUIREMENTS (AS AMENDED) IN THIS MAJOR USE PERMIT SHALL BE FULLY INSPECTED AND APPROVED PRIOR TO THE FINAL FOR CONSTRUCTION AND THE OCCUPANCY PERMIT BEING ISSUED. AREAS OF CONCERN INCLUDE HYDROLOGY (OFF SITE DRAINAGE), GROUNDWATER CONTAMINATION, PACKAGE TREATMENT PLANT, LIGHTING PLAN, FIRE DEPARTMENT REQUIREMENTS AS PRESENTED BE MET, A DECISION ON THE SOUTH SIDE PERIMETER ACCESS ROAD (GATE VS. FENCE) BE ADDRESSED, FIX THE FENCE SO IT IS SECURE – RECOMMEND THE HEIGHT OF THE FENCE BE 6 FEET ABOVE GRADE, LANDSCAPING BE PLANTED AND MAINTAINED, AND GYM (AT 30 FEET) BE ADEQUATELY SCREENED WITH LANDSCAPING.

Upon motion made by George Boggs and seconded by Kristi Mansolf, the Motion passed 3-1-1-0-0, with Kareen Madden voting no and Jeff Lachine abstaining.

MOTION: TO SEND COMMENTS ON THE MITIGATED NEGATIVE DECLARATION (TO INCLUDE ALL PRESENTED). THE MITIGATED NEGATIVE DECLARATION IS NOT ADEQUATE. THERE WILL BE AN UNMITIGABLE INTRUSION ON THE CHARACTER OF THE NEIGHBORHOOD.

Upon motion made by George Boggs and seconded by Kristi Mansolf, the Motion passed 5-0-0-0-0.

MOTION: TO REJECT THE MITIGATED NEGATIVE DECLARATION AS BEING INADEQUATE DUE TO THE AFOREMENTIONED COMMENTS.

Upon motion made by George Boggs and seconded by Jeff Lachine, the Motion passed 5-0-0-0-0.

6. AD 09-032, McSwain Second Dwelling Unit at 1873 Whispering Sage Lane.
1267 Sq. Ft. Residence and 607 Sq. Ft. Garage (*Taken out of Order*)

Steve Powell, Mr. McSwain's representative, is on vacation. He asked that the project be reviewed in his absence. The project is located in the East. Mr. McSwain wants to build a house for his parents. Due to the inside sq. ftg. (1,196 sq. ft.) of the proposed 2nd dwelling unit exceeding the 30% maximum of the main house sq. ftg. (2,952 sq. ft.) and the garage exceeding the 480 sq. ft. limitation, an Administrative Permit is required. The existing garage is about 900 sq. ft., and the second garage will be about 600 sq. ft. and attached to the second dwelling unit. The second dwelling unit is 2 bedroom, 2 bath with a living room, dining room, laundry room and kitchen.

MOTION: TO APPROVE THE SECOND DWELLING UNIT PROJECT AS PRESENTED.

Upon motion made by Dennis Grimes and seconded by Jeff Lachine, the Motion passed 5-0-0-0-0.

10. Draft EIR Tiered Winery Zoning Ordinance Amendment, POD 08-012, LOG NO. 08-00-004; SCH NO. 2008101047. Available at:
<http://www.sdcounty.ca.gov/dplu/ceqa/POD08012-DEIR.html>
Public Review Ends 8-31-09

Ms. Mansolf announced that the Draft EIR for the Tiered Winery Zoning Ordinance Amendment is out for public review until August 31.

11. County DPLU Water Conservation Landscape Design Manual (POD 08-016)
Available at:
http://www.sdcounty.ca.gov/dplu/advance/docs/draft_landscape_071509.pdf
Public Review Ends 8-17-09

Ms. Mansolf announced that the companion to the County's Draft Water Ordinance is out for public review until August 17. The State Ordinance has not yet been adopted. Once it is, the County will adopt its own ordinance. Copies were available to interested parties.

12. Corrections/Approval to the Minutes 1-28-09, 3-31-09, 4-29-09, 6-25-09

MOTION: TO APPROVE THE MINUTES OF THE MEETINGS 1-28-09, 3-31-09, 4-29-09 AND 6-25-09.

Upon motion made by Jeff Lachine and seconded by George Boggs, the Motion passed 3-0-2-0-0, with Dennis Grimes and Kareen Madden abstaining.

12. Adjournment

Respectfully submitted,
Kristi Mansolf